



Design & Access Statement

June 2024

49 Palewell Park, London Borough of Richmond upon Thames, SW14 8JQ

1. Introduction

This Statement is submitted in support for the works to 49 Palewell Park and should be read in conjunction with the application drawings and site photographs.

2. Site & Surroundings

The site is located on the east side of Palewell Park, a relatively homogenous Edwardian street of terraced and semi-detached houses. The majority of properties in the immediate vicinity have been subject to alterations at both roof and ground level. 49 Palewell Park forms part of an Edwardian terrace, comprising ground, first and loft floors, with a large, poorly constructed conservatory to the rear at ground level. The property is not located in a Conservation Area, nor is it listed.

3. Scope of the Project

A carefully considered balance is being sought between historic building considerations and the need to adapt an early 20th Century house to the needs of 21st Century life. The proposal seeks to improve the building's appearance and provide modern living accommodation through the following amendments:

- No change to the street elevation is proposed.
- Demolition of existing conservatory to the rear of the property.
- Removal of outrigger flank wall at ground floor level.
- Single storey side extension with glazed pitched roof.
- Central courtyard between side extension and parent building rear elevation.
- Single storey rear extension with flat green roof.
- Lower rear extension FFL by 270mm.
- Internal reconfiguration.

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4. Access

Existing pedestrian access into the building will not be altered.

5. Parking

Existing vehicular parking will not be altered.

6. Design

The proposal seeks to enhance the quality of life in the house through the provision of well-designed living and utility spaces across the ground floor. Care has been taken to ensure the proposals complement both the existing building and neighbouring properties, and there is no negative impact to neighbouring privacy, outlook, amenity or daylight and sunlight.



Use

- No change of use is proposed. The property has been in continuous residential use since it was built.

Amount

- 17sqm of additional floor area is proposed to the rear of the property at ground level.

Layout

- It is proposed to unite kitchen, dining and living spaces at the rear of the property, improving the relationship with the garden.
- A ground floor WC, cloakroom and utility room will improve functionality for the homeowner.
- A central courtyard will be maintained for daylighting, natural ventilation and to accommodate external pipe runs.
- The rear extension FFL will be lowered by 270mm to allow for 2600mm ceiling height under the existing outrigger and a level threshold to the garden.

Scale

- The perceived scale of the property from the street will not change.
- The rear extension will be in line with other recently approved schemes in the locality, and remain substantially subservient to the parent building.
- The extension projects 3.2m beyond the back of the property as it was originally built - from the rear elevation of the existing outrigger. This is 540mm longer than the existing conservatory, and 640mm longer than the adjacent extension at no51.
- The height of the flat roof rear extension is 3100mm. This is 50mm lower than existing party wall between no49 and no51.
- The side extension slopes down to a height of 2000mm at the boundary to no47. No47 FFL is 200mm lower than no49, so the resultant height at the boundary from no47 FFL is 2200mm.

Appearance

- The appearance of the property remains unaltered from Palewell Park.
- The rear extension will be faced with London stock brick to match the existing property.
- There will be zinc cladding above and below side extension windows.
- The rear extension flat roof will be topped with a green roof system.
- The parapets will be topped with stone coping.

Fenestration

- The new windows and doors to the side and rear extensions will be steel framed and powder coated to colour match the zinc cladding.
- The side extension will be topped with architectural patent glazing with 3nr operable roof vents.
- The rooflight over the rear will be flatglass and will not project beyond the height of the extension parapet walls.

Sustainable Building Design

- The property will have best practice levels of insulation and energy efficient fixtures and fittings throughout to reduce energy demand. The BREEAM briefing paper on sustainable refurbishment of domestic buildings will be used as a guide to ensure all aspects of the refurbishment are delivered in the most high quality and sustainable way.

7. Planning Precedent

Most properties in the vicinity benefit from rear extensions at ground floor level, and there are multiple approved examples of very similar massing to that being proposed at 49 Palewell Park:



Planning Permission (10/0470/HOT)

15 Palewell Park: 3.2m length rear extension beyond existing outrigger, and 2.2m height at the boundary from neighbouring FFL.

Planning Permission (16/3327/HOT)

19 Palewell Park: 3.2m length rear extension beyond existing outrigger, and 3m height at the boundary from neighbouring FFL.

Planning Permission (19/3283/HOT)

59 Palewell Park: 2.2m height at the boundary from neighbouring FFL.

It's also worth noting that nos 51, 53 & 57 Palewell Park immediately adjacent to no49, and nos 35, 37, 39, 41, & 43 a few doors down all benefit from rear extensions that are very similar scale to that being proposed at no49. As such the proposed rear extension will be in keeping with the scale and location of these immediately adjacent extensions.

8. 45 Degree Rule

Care has been taken to ensure the extension adheres to the BRE Design Guide 45 degree rule to avoid overshadowing of neighbouring properties and minimise any impact on neighbouring outlook. The proposed rear elevation illustrates that the scheme complies with the vertical 45 degree rule, indicating an acceptable relationship between the proposed extension and the rear windows of both nos 47 & 51.

9. Trees

There are no trees affected by the proposals.

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10. Biodiversity

The green roof over the rear extension will absorb pollutants and carbon dioxide while also providing a natural habitat to improve the overall biodiversity of the site.

11. Flood Risk

The site is in Flood Zone 1 and less than 1 hectare. There will be zero net increase in impermeable surface area across the site as a result of the proposals, therefore the proposals will not adversely impact the flood risk to the property or surrounding area.

12. Conclusion

The proposals at 49 Palewell Park are in keeping with the character of the area and the existing building, and will ensure high quality design and a good standard of amenity can be enjoyed by all existing and future occupants.

There will be no detrimental impact to any trees, neighbouring residents' amenity or the streetscape, and the proposal accords with the aims of all adopted guidance. It is therefore requested that planning permission be granted.